

PLANNING BOARD  
DECEMBER 6, 2022 7 PM

The Manasquan Planning Board held a zoom meeting on December 6, 2022 at 7:00 pm with Chairman Neil Hamilton presiding.

Chairman Neil Hamilton stated that notification of this meeting was given to the Asbury Park Press and the Coast Star and the agenda for this meeting has been posted on the official website of the borough.

Chairman Neil Hamilton welcomed everyone and asked that everyone join him in a Salute to the Flag.

**ROLL CALL:** Present: Mayor Edward Donovan, Lori Triggiano, Frank DiRoma, Robert Young, John Muly, Mark Apostolou, Leonard Sullivan, Neil Hamilton, Mark Larkin, and John Burke

Absent: Greg Love

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. McGill read the Sunshine Laws for the meeting and the process to be followed for the zoom meeting.

**OLD/NEW BUSINESS**

**Vouchers**

Mr. Young made a motion to approve the vouchers, seconded by Mr. Donovan. Motion carried by the following vote:

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**Regular Meeting Minutes – November 1, 2022**

Mr. Young made a motion to approve the minutes, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin, and Mr. Burke.

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NAYS: None

ABSTAIN: Mr. Donovan

**Amending Regular Meeting Minutes – October 4, 2022**

Mr. Young made a motion to approve the amendment to the minutes, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**Bushong, Charlotte – 222 Main Street – Block 96 Lot 4.01 – Request for Extension of Variance – Application #44-2021**

Mr. McGill swore in Charlotte Bushong who explained why she is requesting an extension of her variances.

Mr. Young made a motion to approve the extension of 9 months, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**RESOLUTIONS**

**#36-2022 Knauss, Curtis & Virginia - 88 Ocean Avenue - Block 162 Lot 21.05 Application #14-2022**

Mr. Apostolou made a motion to approve the resolution, seconded by Mr. Sullivan. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, and Mr. Larkin.

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NAYS: None

ABSTAIN: None

**#37-2022 Brown, Dustin -29 Pearce Avenue - Block 64 Lot 6 - Application #15-2022**

Mr. Larkin made a motion to approve the resolution, seconded by Mr. Young. Motion carried by the following vote:

AYES: Mr. DiRoma, Mr. Young, Mr. Muly, Mr. Sullivan, Mr. Hamilton, and Mr. Larkin.

NAYS: None

ABSTAIN: None

**APPLICATIONS**

**Informal Presentation – DeBel, Rick -361 First Avenue – Block 184.01 Lot 23**

Chairman Hamilton stated that this informal presentation has been withdrawn.

Mr. McGill stated that he had a conversation with Mr. DeBel today and he decided to withdraw the informal and is likely to retain an attorney to organize a formal application.

**#16-2022 Sanquini, Marilyn & Peter-130 Glimmer Glass Circle - Block 136.01 Lot 6**

Mr. McGill swore in Peter Sanquini.

Mr. Sanquini went over the history of the house and his family. He also went over what variances he is requesting from the planning board including additional storage outside in the back and on the side which would be attached to the house, overhead roof on the deck that currently exists and an overhang on the front of the house. He went over the ramp that is in the garage for his elderly family.

There was discussion on the building coverage which is going from 24.3% to 33.5% and the roof over the rear deck as well as the storage areas requested.

Mr. Yodakis pointed out that the existing rear yard set back is an existing non-conformity. He stated that the two rear additions are over that rear yard setback, and this is a realistic variance.

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There was discussion on the additions and variances being requested and the correct percentage of building coverage.

Mr. Yodakis confirmed the correct percentage of building coverage being requested.

There was discussion on the amount of storage that is being requested.

It was recommended that the left side storage area be removed from the request.

Mr. Yodakis asked that if the board is looking for a hard number on square footage he would prefer to hold off and see a revised rendering.

Mr. Young made a motion to open the hearing to the public, seconded by Mr. Donovan . Motion carried unanimously.

There being no comment Mr. Apostolou made a motion to close the public portion, seconded by Mr. Young. Motion carried unanimously.

Mr. Sanquini stated that he would like to come back to the planning board with revised plans removing the left side of the home storage request.

Mr. Apostolou made a motion to carry this application with no new notice to the January 24, 2023 meeting at 4 pm, seconded by Mr. Donovan. Motion carried by the following vote:

AYES: Mr. Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Hamilton, Mr. Larkin.

NAYS: None

ABSTAIN: None

**OTHER BUSINESS**

Cancel December 20, 2022 Special Meeting

Mr. Young made a motion to cancel the December 20, 2022 special Meeting, seconded by Mr. Apostolou. Motion carried unanimously.

There was discussion on the January 10, 2023 reorganization meeting.

Mr. Apostolou made a motion to amend the schedule to move the January 10, 2023 reorganization meeting to January 4, 2023 subject to approval from applicants scheduled for January 10, seconded by Mr. Young. Motion carried unanimously.

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Mr. Hamilton voiced his thoughts on the informal that was withdrawn tonight as it relates to the off-street parking and having a front driveway and a rear driveway in the area of Timber Lane.

There was discussion on the houses in the beach area that have a front and rear driveway where only one is allowed.

Mr. Apostolou made a motion to close the meeting, seconded by Mr. Young. Motion carried unanimously.

Date Approved: February 7, 2022